

## STAFF REPORT

DATE July 21, 2015  
PLACE 50 W Gay St  
TIME 3:00 pm

### A CALL TO ORDER

### B APPROVAL OF MINUTES

Meeting Summary – May 12, 2015 – EFRB May Business Meeting  
~3:00 Meeting Summary - May 19, 2015 – EFRB May Regular Meeting

### C OLD BUSINESS – Applications for CERTIFICATE OF APPROVAL – Modification

~3:05 15-04-001 Address: 201 S. Lucas  
Property Owner: Manhattan Project, LLC  
Applicant: Jonathan Barnes Architecture and Design  
To be reviewed: Material/Design modifications

**Sub-Districts:** West Broad St **Arts and Innovation** Dodge Park

**Code Reference:** 3323.21 Development Standards

#### Staff Observations:

On May 19, 2015, Lucas Lofts phase I and the reconstruction of Lucas Street were approved by the EFRB. The current application includes the following modifications to the approved design:

1. The location of materials on Lucas Street and the addition of permeable concrete paving.
2. Addition of canopy over exterior corridor.
3. Change of material on north elevation to yellow fiber cement panel and corrugated panel.
4. Change of material to yellow fiber cement panel at unit balconies on east and south elevation.
5. Reduction of window size and change of railing type on west elevation.
6. Exterior lighting plan. Note: The applicant will apply for review of parking lot lighting at a later date.

#### Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Lighting	Height of light fixture located within 25' of a residential use shall not exceed 18' above grade	Consistent
Parking lot lighting C.C. 3321.03 (C)	Any parking lot (10 or more spaces) shall be illuminated	Applicant to return to Board for parking lot lighting review
	Light fixtures in parking lots shall be of the same or similar type and color	
	Light fixtures shall be placed in parking lot islands or solid bases to protect both lights and vehicles from possible damage	

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent
Architecture— Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building ("foursided" architecture).</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Building frontages that exceed 50 feet in width should consider using vertical piers or other vertical elements, spaced at intervals of 15 feet to 30 feet along the entire building elevation.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>New buildings should be consistent in mass and scale to recommendations in the East Franklinton plan. Larger buildings should be divided into smaller modules or bays. Floor-to-floor heights should appear to be similar to those in nearby traditional buildings, especially first floor windows.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors. For a primary façade, at least 60 percent of the first-floor wall area (between two feet and ten feet) should be clear/non-tinted window glass, which permits a view of the building's interior to a minimum depth of four feet. At least 25 percent of upper-floor wall areas should be clear/non-tinted window glass.</li> </ul>	Approved under previous review.
	<ul style="list-style-type: none"> <li>Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential units should incorporate balconies for the same reason.</li> </ul>	Approved under previous review.
Site Design and Landscaping		
Lighting	<ul style="list-style-type: none"> <li>Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</li> </ul>	LED Linear Surface Mount fixtures are directed upward
	<ul style="list-style-type: none"> <li>Light standards (poles) should not exceed 18 feet in height.</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>For aesthetic compatibility, light standards should be of the same or similar type and color.</li> </ul>	Consistent

	<ul style="list-style-type: none"> <li>Lighting levels should provide sufficient illumination to ensure security, but without glare, hot spots, or light spillage through residential windows.</li> </ul>	LED linear surface mount fixtures may spill through residential windows
	<ul style="list-style-type: none"> <li>Where appropriate, lighting should highlight special architectural or landscape features and/or prominent buildings and gateways.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Wall-mounted lights should be directed downward.</li> </ul>	Not consistent
	<ul style="list-style-type: none"> <li>Soffit-mounted light fixtures should be recessed in the soffit or otherwise fully shielded from view from any property line.</li> </ul>	Consistent

Overall, the proposed modifications to Lucas Lofts phase I and Lucas street are consistent with the recommendations of the EFCCD plan (p. 4.16). In regards to lighting, the plan recommends wall-mounted lights should be directed downward to prevent glare and shine above the horizontal plane. Staff requests the applicant to provide additional information on the effects of the LED linear surface mount fixtures on the residential windows and any potential "light pollution" caused by the fixtures. Staff recommends approval of the proposed modifications with the condition that sufficient shielding or other methods are in place for the LED linear surface mount fixtures to prevent light spillage.

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

1. Sufficient shielding or other methods are in place on the LED linear surface mount fixtures to prevent light spillage.

## D APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:15 15-07-001 Address: 424 W Town  
Property Owner: Harper Enterprises Inc.  
Applicant: Mode Architects  
To be reviewed: Exterior modifications to patio

**Sub-Districts:** West Broad St Arts and Innovation Dodge Park

**Code Reference:**

3323.21 Development Standards

**Staff Observations:**

Land-Grant Brewing Company is located at 424 W Town Street. In March 2015, the EFRB approved the demolition of an existing on-grade patio, construction of a new raised patio, landscaping, and new storefront patio doors on the west elevation. The applicant is requesting approval for the replacement of the existing metal railing on the raised patio. The railing is to be replaced with a wood slat bench/guard which will run in full along the north and west edges of the patio. Additionally, the south edge of the patio will be a combination of wooden bench/guard, and galvanized metal railing.

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Consistent

	<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	Consistent - The applicant is proposing a wood slat bench and guard rail.
	<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“foursided” architecture).</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors. For a primary façade, at least 60 percent of the first-floor wall area (between two feet and ten feet) should be clear/non-tinted window glass, which permits a view of the building’s interior to a minimum depth of four feet. At least 25 percent of upper-floor wall areas should be clear/non-tinted window glass.</li> </ul>	Consistent
Accessibility	<ul style="list-style-type: none"> <li>Promote accessibility and “visibility” in all new construction and rehabilitation of existing buildings</li> </ul>	Consistent
Site Design and Landscaping - Building Orientation and Setbacks	<ul style="list-style-type: none"> <li>Buildings should be located parallel to the street on which they front. The primary façade should be located on the major street abutting the building and the secondary façades should be located adjacent to secondary streets, service drives, and alleys. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The minimum setback for a principal building is zero feet and the maximum setback for a principal building is ten feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The minimum setback for fences and masonry or stone walls is three feet. Fences or walls along a Public-Private Setback Zone may be located zero feet from the sidewalk.</li> </ul>	Consistent

The new railing on the patio, a wood slat bench and guard, is consistent with the recommendations of the EFCCD plan (p. 4.16). Staff recommends approval.

**Recommendations:**

Conceptual Approval

Approval

Approval with  
Conditions

Disapproval

**Conditions:**

Address: 566 W Rich  
 Property Owner: Guiler G Scott  
 Applicant: Ken Garrett, Segna Associates, Inc.  
 To be reviewed: Change in use (Council Variance required) and exterior modifications

**Sub-Districts:**

West Broad St Arts and Innovation

**Dodge Park**

3323.19 Land Use

3323.21 Development Standards

**Code Reference:****Staff Observations:**

The Ethical Arts Collective is located at the corner of Rich and Gift streets within the Dodge Park sub-district. The Collective is comprised of Peace Love Bling, a locally-based, handcrafted jewelry line, and World Peaces, a designer and importer of Fair Trade Home Décor, as well as other local artists and businesses.

The structure is an existing warehouse and the applicant has proposed a mix of uses for the site to include artist manufacturing, warehousing space, office space and artist work space. The applicant has also proposed to remove an existing window on the east elevation and replace it with a new door and transom window.

**Applicable Code Land Use Standard:**

Standard	Dodge Park District	Staff Comments
Warehousing, not to exceed 10,000 SF	Not Permitted	Council Variance for use required
Artist Manufacturing, not to exceed 10,000 SF	Accessory Use	Council Variance for use required
Office, less than 5,000 SF	Permitted Use	Consistent
Artist work space	Permitted Use	Consistent
Mixed Use	Permitted Use	Consistent

**Applicable Code Development Standards:**

Standard (All other uses)	Dodge Park District	Staff Comments
Minimum Front Yard	0'	N/A
Maximum Front Yard	10' (except w public-private zone)	
Minimum Parking Setback	5'	N/A
Minimum Side Yard	3'	N/A
Minimum Fence/Wall Setback	0'	N/A
Minimum Rear Yard	0'	N/A
Minimum Building Frontage	60%	N/A
Maximum Bldg Height	3 stories or 35'	N/A
Building Frontage	All Buildings shall front on Public street	N/A
Lighting	Per C.C. 3323.21	N/A
Graphics	Per C.C. 3323.21	N/A
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	There is no on-site parking for the existing building
Parking		Parking will be reviewed by the Board after Council Variance is heard by City Council. Parking requirements based on permitted use. Recommend bicycle parking to be provided in building interior.

**Applicable Plan Land Use Recommendation:**

Standard	Dodge Park	Staff Comments
Medium-density mixed residential	6-10 du/acre Existing commercial, light-industrial, and institutional uses are recognized and supported but are limited to existing footprints	Consistent

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility		Proposed use is compatible with adjacent uses
Architecture—Mixed-Use, Commercial buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Existing structure
Accessibility	<ul style="list-style-type: none"> <li>Promote accessibility and "visibility" in all new construction and rehabilitation of existing buildings</li> </ul>	Consistent
Parking	<ul style="list-style-type: none"> <li>Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate.</li> </ul>	Parking to be reviewed after Council Variance is heard by City Council

Within the Dodge Park sub-district, warehouse is not a permitted use and artist manufacturing is permitted only as an accessory use; therefore, the applicant must apply for a Council Variance. C.C. 3323.07 (c) states variances shall be submitted to the Review Board for review and recommendation, prior to consideration by the applicable body. Staff supports a positive recommendation as the proposed use is compatible with adjacent uses. Staff recommends approval of the new exterior door and transom.

**Recommendations:**

Conceptual Approval

Recommend CV and Approval
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Approval with Conditions

Disapproval

**Conditions:**

Address: 72 S Gift  
 Property Owner: Walter and Lois Reiner  
 Applicant: Walter and Lois Reiner  
 To be reviewed: New construction, demolition, change in use

**Sub-Districts:**

West Broad St Arts and Innovation

Dodge Park

3323.11 Certificate of Approval – required (Demolition)

3323.19 Land Use

3323.21 Development Standards

**Code Reference:****Staff Observations:**

The Deardurff House/Franklinton Post Office is listed on both the National and Columbus Register of Historic Properties. The applicant is renovating the historic structure and is proposing the log home be used in the future as a museum. The application for review today includes the following items:

1. Demolition of a garage (Parcel ID 010-047196)
2. Change in use of the Deardurff House/Franklinton Post Office to a museum (Parcel ID 010-047741)
3. New construction of an accessible ramp/museum entrance or “time tunnel” (Parcel ID 010-047741 and 010-047196)
4. Installation of a “stockade” fence on the perimeter boundaries of parcel numbers 010-048837, 010-291438, 010-047741, 010-047196, and 010-007081.

The proposed addition of the accessible ramp and a temporary installation of a seven (7) foot stockade fence on 72 S Gift (010-047741) was reviewed and approved by the Historic Resources Commission on May 21, 2015. The EFRB may now hear and decide on the proposal as HRC review is complete (C.C. 3323.07 (B)). The Historic Resources Commission approved the proposed fence on a temporary basis for a period of three years. After the three year time period expires, the applicant must return to the HRC on an annual basis to receive approval to extend the fence approval if needed.

**Applicable Code Land Use Standard:**

Standard	Dodge Park District	Staff Comments
Museum and auxiliary use	Permitted Use	Consistent

**Applicable Code Development Standards:**

Standard (All other uses)	Dodge Park District	Staff Comments
Minimum Front Yard	0'	Consistent
Maximum Front Yard	10' (except w public-private zone)	
Minimum Parking Setback	5'	N/A
Minimum Side Yard	3'	Not Consistent. A fence over 6' in height must comply with setback requirements. Proposed fence is 7' high with a zero foot setback.
Minimum Fence/Wall Setback	0'	Consistent
Minimum Rear Yard	0'	Consistent
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	3 stories or 35'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	Per C.C. 3323.21	Not currently under review
Graphics	Per C.C. 3323.21	Not currently under review
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	N/A
Parking	Museum - 1 space: 400 sf 25% reduction (3323.21) Log Home: 1000 SF lower floor; 675 SF upper floor Time Tunnel: 670 SF <b>Total: 2345 SF</b>	<b>Parking Required: 4 spaces</b> <b>Bicycle Parking: 2 spaces</b> Staff supports parking reduction from 4 to 0 spaces. Staff recommends bicycle parking to be provided on site.

**Applicable Plan Land Use Recommendation:**

Standard	Dodge Park	Staff Comments
Medium-density mixed residential	6-10 du/acre Existing commercial, light-industrial, and institutional uses are recognized and supported but are limited to existing footprints	Staff views the proposed use of the historic Deardurff House parcel and adjacent garage parcel (010-047741 and 010-047196) as a museum, institutional in nature, and therefore consistent with the Dodge Park district standards. This determination is not intended to speak to any future expansion of the museum use beyond these parcels or the proposed pioneer village.

**Applicable Plan Development Standards:**

Recommendation	Standard	Staff Comments
Land Use Compatibility		Compatible with adjacent uses
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton.</li> </ul>	Accessible ramp or "time tunnel" approved by the Historic Resources Commission.
	<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	Accessible ramp or "time tunnel" approved by the Historic Resources Commission.
	<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	Accessible ramp or "time tunnel" approved by the Historic Resources Commission.
	<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building ("foursided" architecture).</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Building frontages that exceed 50 feet in width should consider using vertical piers or other vertical elements, spaced at intervals of 15 feet to 30 feet along the entire building elevation.</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>New buildings should be consistent in mass and scale to recommendations in the East Franklinton plan. Larger buildings should be divided into smaller modules or bays. Floor-to-floor heights should appear to be similar to those in nearby traditional buildings, especially first floor windows.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors. For a primary façade, at least 60 percent of the first-floor wall area (between two feet and ten feet) should be clear/non-tinted window glass, which permits a view of the building's interior to a minimum depth of four feet. At least 25 percent of upper-floor wall areas should be clear/non-tinted window glass.</li> </ul>	N/A



	<ul style="list-style-type: none"> <li>Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential units should incorporate balconies for the same reason.</li> </ul>	N/A
Accessibility	<ul style="list-style-type: none"> <li>Promote accessibility and “visibility” in all new construction and rehabilitation of existing buildings</li> </ul>	Narrow width between fence and new/existing structures may cause accessibility issues and decreases visibility of site.
Parking	<ul style="list-style-type: none"> <li>Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate.</li> </ul>	Staff supports parking reduction from 4 to 0 spaces. Staff recommends bicycle parking to be provided on site.
Site Design and Landscaping		
Building Orientation and Setbacks	<ul style="list-style-type: none"> <li>Buildings should be located parallel to the street on which they front. The primary façade should be located on the major street abutting the building and the secondary façades should be located adjacent to secondary streets, service drives, and alleys. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The minimum setback for a principal building is zero feet and the maximum setback for a principal building is ten feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage.</li> </ul>	Consistent
	<ul style="list-style-type: none"> <li>The minimum setback for fences and masonry or stone walls is three feet. Fences or walls along a Public-Private Setback Zone may be located zero feet from the sidewalk.</li> </ul>	Not consistent. Fence proposed with zero foot setback. (Not located in a Public-Private Setback Zone.)
	<ul style="list-style-type: none"> <li>Primary entrances to buildings should be oriented to the primary public street with at least one operable door on the primary public street. Buildings located at a corner should orient the main entrance to the corner instead of to one of the two abutting streets (only one operable door is necessary).</li> </ul>	Entrance to museum should be easily located from Gift or Mill streets
Buffering and Screening	<ul style="list-style-type: none"> <li>Between non-residential and residential uses, screening should be a six-foot board-on-board fence or other comparable material; chain link is not acceptable.</li> </ul>	Not consistent. Fence height is seven feet.
	<ul style="list-style-type: none"> <li>Roof-mounted mechanical units should be screened to their full height should complement the building in terms of color and materials.</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Ground-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials, or by evergreen plant material.</li> </ul>	N/A

Landscaping	<ul style="list-style-type: none"> <li>• Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</li> </ul>	Landscape plan not provided.
	<ul style="list-style-type: none"> <li>• Paved areas should be shaded, especially parking lots.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Public, semi-public/private, and private spaces should be demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Barriers to views or light should be reduced by selecting appropriate tree types, pruning thick hedges, and large overhanging tree canopies.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Landscaping should be used to support storm water management goals for filtration, percolation and erosion control, including rain gardens.</li> </ul>	
Street Trees and Streetscape	<ul style="list-style-type: none"> <li>• Street trees are recommended on all public and private streets, with species and spacing approved by the City of Columbus forester.</li> </ul>	Applicant should coordinate with the City Forester to see if street trees are appropriate.
	<ul style="list-style-type: none"> <li>• Landscaping on private property bordering sidewalks should be designed with new elements, such as a new plant form or material, at a scale and intervals appropriate to the site. This is not intended to discourage a uniform street tree or landscape theme, but to add interest to the streetscape and enhance the pedestrian experience.</li> </ul>	Height and opacity of fence will diminish the pedestrian experience on Gift and Mill streets.
Lighting	<ul style="list-style-type: none"> <li>• Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings.</li> </ul>	Lighting plan not provided.
	<ul style="list-style-type: none"> <li>• Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Light standards (poles) should not exceed 18 feet in height.</li> </ul>	
	<ul style="list-style-type: none"> <li>• For aesthetic compatibility, light standards should be of the same or similar type and color.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Lighting levels should provide sufficient illumination to ensure security, but without glare, hot spots, or light spillage through residential windows.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Where appropriate, lighting should highlight special architectural or landscape features and/or prominent buildings and gateways.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Wall-mounted lights should be directed downward.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Soffit-mounted light fixtures should be recessed in the soffit or otherwise fully shielded from view from any property line.</li> </ul>	
Landscape Material	<ul style="list-style-type: none"> <li>• All trees (including street trees) should meet the following minimum size at the time of planting: shade trees 2 inches caliper; ornamental trees 1 1/2 inches caliper; and evergreen trees five feet in height. Tree caliper is measured six inches from the ground.</li> </ul>	Landscape plan not provided.
	<ul style="list-style-type: none"> <li>• All trees and landscaping should be well maintained.</li> </ul>	

	<ul style="list-style-type: none"> <li>Dead items should be replaced within six months or the next planting season, whichever occurs first. The size of the new material should equal the size of the original material when it was installed.</li> </ul>	
Security	<ul style="list-style-type: none"> <li>Crime Prevention through Environmental Design (CPTED) measures should be incorporated, as necessary to reduce incidences of fear and crime, and design safer environments.</li> <li>CPTED Description (not in plan): CPTED includes the application of three principles. Natural surveillance allows people engaged in normal activity to easily observe the space around them. Territoriality provides clear designation between public and private areas and communicates a sense of ownership of an area. Access control prevents access to areas that are not easily seen by others. CPTED encourages the use of appropriate lighting, low or see-through fencing or landscaping, and appropriate gates and signage to clearly distinguish different uses and provide natural observation of the site.</li> </ul>	Not Consistent.
	<ul style="list-style-type: none"> <li>Development should be designed to encourage visible space that will serve as a means to discourage and to deter crime through the location of physical features, activities and people to maximize visibility.</li> </ul>	Not Consistent
	<ul style="list-style-type: none"> <li>Clear boundaries between public, semipublic/private, and private spaces should be defined.</li> </ul>	Staff recommends exploration of alternative methods to define the boundaries between public and private space.
	<ul style="list-style-type: none"> <li>On-site lighting for security purposes should illuminate buildings and surfaces only, such as sidewalks and parking lots. Lighting should not be designed to illuminate the entire site, including adjacent property and rights-of-way, or the sky above the site.</li> </ul>	A lighting plan should be submitted to the Review Board that encourages crime prevention through appropriate lighting levels and design.

#### Demolition Permit Review:

Standard	Staff Comments
Replacement use reviewed and approved by EFRB	Accessibly ramp/entrance for Deardurff House/Franklinton Log Post Office
If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the Board.	Replacement structure proposed
Is the property eligible for Columbus or National Registers of Historic Places?	Not eligible

The proposed use of museum for the historic Deardurff House/Franklinton Post Office and the proposed accessible ramp for the museum entrance are consistent with the recommendations of the EFCCD plan. Staff supports the proposed change in use and the ramp addition as approved by the Historic Resources Commission. The change in use to museum requires 4 parking spaces and 2 bicycle parking spaces to be provided. Staff supports the request to reduce the required parking from 4 to 0 spaces due to sufficient on-street parking and the walkable environment of East Franklinton. Staff recommends bicycle parking spaces be provided for the museum.

As the accessible ramp is an appropriate replacement use for the garage, and as the garage is not eligible for the Columbus of National Register of Historic places, staff supports the proposed demolition of the existing garage.

The proposed stockade fence at a height of seven (7) feet is not consistent with the recommendations of the EFCCD Plan. The plan recommends landscaping on private property bordering sidewalks to enhance the pedestrian experience and for Crime Prevention through Environmental Design (CPTED) to be incorporated into projects to design safer environments. CPTED encourages the use of appropriate lighting, low or see-through fencing or landscaping, and appropriate gates and signage to clearly distinguish different uses and encourage visible space that will serve as a means to discourage and to deter crime. The height, opacity and setback of the proposed fence will diminish the pedestrian experience on Gift and Mill streets and prevent natural surveillance of the site by preventing people engaged in normal activity from easily observing the space around them. In addition, zoning code requires any fence over 6 feet in height to comply with setback regulations for the site. A seven (7) foot fence on the site would require a 3 foot side-yard setback (Dodge Park sub-district). The Board may modify the setback requirement if desired. Based on the plan recommendations, staff recommends disapproval of the proposed stockade fence on the perimeter boundary of the site.

The proposed addition of the accessible ramp and a temporary installation of a seven (7) foot stockade fence on 72 S Gift (010-047741) was reviewed and approved by the Historic Resources Commission on May 21, 2015. The EFRB may now hear and decide on the proposal as HRC review is complete (C.C. 3323.07 (B)).

**Recommendations:**

Conceptual Approval

Approval

Approval with Conditions	Disapproval
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**Conditions:**

1. Two bicycle parking spaces provided on site

**F STAFF ISSUED CERTIFICATES OF APPROVAL**

**G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

- 230 W Rich | Application #15-05-003
1. Temporary Art Exhibit | Reviewed 05/19/2015 | Issued 05/22/2015
  - 23 S May | Application #15-05-004
  2. Demolition | Reviewed 05/19/2015 | Issued 05/21/2015
  - 495 W Broad | Application #15-05-005
  3. Demolition | Reviewed 05/19/2015 | Issued 05/21/2015
  - 44 S Skidmore | Application #15-05-006
  4. Demolition | Reviewed 05/19/2015 | Issued 05/21/2015

**H OTHER BUSINESS**

**I NEXT MEETING**

Tuesday – August 18, 2015 at 50 W Gay St at 3:00 pm.